

LC-III
(See Rule 10)

ANNEXURE-J.

LC-III

Regd. To

Elite Homes Pvt. Ltd.
Shop No. 20, M2K Mall, 16, Manglam Place,
Distt. Centre Rohini,
New Delhi-85

Memo No. LC-4030-Asstt. (RK)-2019/ 22787

Dated: 12-09-19

Subject: Letter of Intent for grant of licence for development of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 5.30625 acres, after migrating the same from license No. 189 of 2007 under migration policy dated 18.02.2016, in the revenue estate of village Garhi Alawalpur, Sector 5, 7A, 21, Dharuhera, Distt. Rewari.

Please refer your application dated 01.02.2019 on the matter as subject cited above.

2. Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for development of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 5.30625 acres, after migrating the same from license No. 189 of 2007 under migration policy dated 18.02.2016, in the revenue estate of village Garhi Alawalpur, Sector 5, 7A, 21, Dharuhera, Distt. Rewari has been considered and it is proposed to grant a license for setting up of aforesaid colony. You are, therefore, called upon to fulfill the following requirements/ pre-requisites laid down in Rule, 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this letter, failing which request for grant of license shall be refused.

3. To furnish bank guarantees on account of Internal Development Works and External Development Works for the amount calculated as under:-

Internal Development Works:

	Area	Rate Per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	(in Lac)
Plotted component	5.094	20	101.88	28.124*
Comm. Component	0.21225	50	10.6125	
Total			112.4925	

Director
Country Planning
Chandigarh

*You have an option to mortgage 15% saleable area against submission of above said BG and in case, said option is adopted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the license alongwith the revenue details thereof and mortgage deed in this regard shall be executed as per the directions of the department.

4. It is made clear that bank guarantee of Internal Development Works has been worked out on the interim rates and you will have to submit the additional bank guarantee, if any required at the time of approval of Service Plan/Estimate. With an increase in the cost of construction, you would be required to furnish an additional bank guarantee within 30 days on demand (in case, 15% saleable area is mortgaged against the BG of IDW, then this clause will not be applicable).

5. To execute two agreements i.e. LC-IV & LC-IV-B on Non-Judicial Stamp Paper of Rs. 10/-. Copies of the specimen of said agreements are enclosed herewith for necessary action.

6. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-

- (i) That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- (ii) That you shall integrate the services with HSVP services as and when made available.
- (iii) That you shall transfer the licence land falling under sector road/green belt free of cost of the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Areas Act, 1975.
- (iv) That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- (v) That you will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license
- (vi) That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land if any

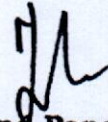
alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

- (vii) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- (viii) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran or any other execution agency.
- (ix) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- (x) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xi) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- (xii) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xiii) That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- (xiv) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per sft. to the Allottees while raising such demand from the plot owners.
- (xv) That you shall keep pace of development at-least in accordance with the sale agreement executed with the buyers of the plots as and when scheme is launched.
- (xvi) That you shall arrange power connection from UHBVNL & DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- (xvii) That you shall complete the project within seven years (5+2) from date of grant of licence as per clause 1 (ii) of policy notified on 01.04.2016.
- (xviii) That no clubbing for residential plots for approval of integrated zoning

- (xix) That you will pay the labour cess as per policy instructions issued by Haryana Government.
- (xx) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount received from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- (xxi) That no further sale has taken place after submitting application for grant of license.
- (xxii) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- (xxiii) That you shall earmark 50% of saleable area layout plan, to be issued alongwith the licence alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy dated 08.02.2016. The area so freezed shall be allowed to sell only after completion of all Internal Deveopment Works in the colony.
- (xxiv) That company shall provide access to the instant site (LC-735) up to higher order road and submit board resolution.
- (xxv) That Elite Homes Pvt. Ltd. shall inform all the third parties who have got rights created under original licence, through public notice within 15 days from grant of LOI, in the newspaper (proforma enclosed) informing about the migration of part of original licenced area into DDJAY scheme, with a request to submit objections if any, in writing within 15 days from the date of publication of such public notice. Simultaneously, colonizer shall also inform about the proposed revision in the originally approved layout plan of the complete colony.
- (xxvi) A copy of earlier approved layout plan and the proposed layout plan due to carving out of DDJAY colony be made available on the website of Colonizer, at the office of Developer/ Colonizer as well as in the office of concerned DTP (Planning). The Colonizer shall submit report clearly indicating the objection, if any, received by him from allottee and action taken thereof alongwith an undertaking to the effect that the rights of the existing plot holders have not been infringed. Any allottee having any objection on revised layout plan or on grant of licence for DDJAY scheme, may file his/ her objection in the office of concerned District Town Planner also. The Public Notice may be published in atleast three National newspapers widely circulated in District, of which one should be in Hindi Language. Further, the concerned District Town Planner shall forward the proposal to concerned Senior Town Planner of the circle alongwith his recommendation within 7 days from the receipt of report from colonizer. The Senior Town Planner of the circle after examining the proposal and with his recommendation shall forward case to the Directorate within 7 days from the receipt of report from concerned District Town Planner. If the matter is delayed by the concerned officer for more than 7 days, the cause of delay shall be mentioned in the report.

7. You shall submit a certificate from the Deputy Commissioner, Rewari/ District Revenue Authority stating that there is no further sale of the land applied for licence till date and you are the owner of the land.

8. You shall intimate your official Email ID and the correspondence made to this email ID by the Department shall be treated legal.

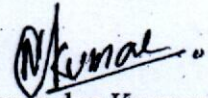

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst. No LC-4030-Asstt.(RK)-2019/

Dated:

A copy is forwarded to the followings for information and necessary action:-

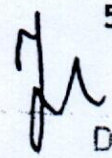
1. Deputy Commissioner, Rewari.
2. Senior Town Planner, Gurugram.
3. District Revenue Officer, Rewari.
4. District Town Planner, Rewari.
5. Website Administrator with the request to update the status on Departmental website.


(Narender Kumar)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

To be issued with LOI memo no. 22787 dated12-09-19

Land owned by Elite Homes Pvt. Ltd.

Village	Rect no.	Killa no.	Area (K-M)
Garhi Alawalpur	37	11/2 min	1-4
		12 min	2-10
		13 min	2-17
		17 min	3-6
		18 min	7-2
		19 min	7-10
		22 min	5-2
		23 min	0-19
		24 min	1-18
	38	6/2	1-11
		14 min	2-1
		15 min	2-10
	44	2 min	0-19
		3 min	3-0
		Total	42-9
			Or
			5.30625 acres


Director,
Town & Country Planning
Haryana

